

\$759,000 - 18 Amblehurst Path Nw, Calgary

MLS® #A2264041

\$759,000

4 Bedroom, 4.00 Bathroom, 1,777 sqft

Single Family on 0.07 Acres

Moraine, Calgary, Alberta

OPEN HOUSE SATURDAY OCTOBER 25:
1PM - 4PM. Nestled on a highly sought-after garden lot, one of the community's rarest and most desirable placements, this stunning Jayman-built home offers an unparalleled lifestyle. Directly out your front door lies a sizeable, sprawling green space, providing a private park-like setting for children to play and a front-row seat for community events like family movie nights. Step inside to discover a residence in truly meticulous, "better-than-new" condition. You are immediately greeted by an impressive entryway with 9-foot ceilings and beautiful luxury vinyl plank (LVP) flooring. A convenient home office and half-bath are perfectly situated off the foyer. The open-concept design seamlessly connects the living room, dining area, and the stunning upgraded kitchen a chef's delight featuring quartz countertops, a gas cooktop, built-in oven, and a roomy walk-in pantry. A door off the kitchen leads to a large deck, ideal for relaxing while overlooking the community. Upstairs, the home continues to impress with a spacious bonus room, perfect for a media center or playroom, along with three well-appointed bedrooms. The primary suite is a true retreat, boasting an extremely spacious layout, a luxurious four-piece en-suite bathroom, and a large walk-in closet. Completing this level is a practical and spacious laundry room. The fully finished, walk-out lower level presents incredible potential, featuring a fourth



bedroom, a full bathroom, and a large family room—an ideal space for a games area, a recreational haven. Outside, enjoy a maintenance-free backyard and a large double detached garage (22' x 20') with paved lane access. Built with efficiency in mind, this home includes a high-efficiency furnace, tankless water heater, and is solar-ready. Plus, there is a water softener and dechlorinator and radon system. If you are searching for a special, turnkey family home in a prime location, your search ends here. Contact your favorite realtor to schedule a private viewing today.

(id:6289)

Built in 2022

Essential Information

Listing #	A2264041
Price	\$759,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,777
Acres	0.07
Year Built	2022
Type	Single Family
Sub-Type	Freehold

Community Information

Address	18 Amblehurst Path Nw
Subdivision	Moraine
City	Calgary
Province	Alberta
Postal Code	T3P1W8

Amenities

Amenities	Park, Playground
Features	See remarks, Back lane, PVC window, Closet Organizers, No Animal Home, No Smoking Home, Environmental reserve, Parking

Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Gas, Microwave, Oven - Built-In, Hood Fan, Window Coverings
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX iRealty Innovations
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